

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL B-3 IN THE
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Authority approved Buse Boston, Inc. on June 26, 1963, and March 25, 1965, as redeveloper of Disposition Parcels E-1 and E-2, respectively, in said project; and

WHEREAS, the said Developer, Buse Boston, Inc. has proceeded satisfactorily with the development of said Parcel E-1 subsequent to taking title thereto on June 18, 1964; and

WHEREAS, said Buse Boston, Inc. has expressed a desire to provide additional relocation housing on Disposition Parcel B-3; and

WHEREAS, Parcel B-3 has been appraised at \$18,000 and \$17,800 by two independent reuse appraisers, it being their opinion that said prices are not less than the fair value of said parcel for uses in accordance with the objectives and controls of the Urban Renewal Plan for the project area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Local 254, Building Services Employees International Union be and hereby is conditionally designated as Developer

for Disposition Parcel B-3, subject to submission within 60 days of the following documents satisfactory to the Authority, it being understood that the Union will develop this site as a non-profit cooperative.

- a. Preliminary site plan, indicating the number and composition of the units which can be developed on this site;
 - b. Proposed rental schedule;
 - c. Proposed construction schedule;
 - d. Penalty bond in the total penal sum of \$100,000 similar in form to that submitted in connection with Parcel E-1, to insure adherence to the construction schedule finally approved by the Authority.
 - e. Concurrence in the proposed disposal transaction by the HHFA.
 - f. Publication of all public disclosure and issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that Local 254, Building Services Employees International Union possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.
4. That a proposed price of \$18,000.00, representing Five Cents (\$.05) per square foot is hereby determined to be not less than the fair value of the parcel for uses in accordance with the Urban Renewal Plan for the Project Area.
5. That the Development Administrator is hereby authorized to execute a Land Disposition Agreement substantially in accordance with those previously utilized to dispose of land for relocation housing with Buse Boston, Inc. or a new corporation having the same officers and directors if required by the FHA.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).